

IN RE: DEVELOPMENT PLAN HEARING
and PETITION FOR VARIANCE
(Cross and Forge Road Property)
SE/Corner Cross & Forge Roads
11th Election District
5th Councilmanic District

Bill Ruppert
Owner/Developer

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. XI-756 & 97-236-A

*

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer for consideration of a development plan prepared by Morris & Ritchie Associates, for the proposed development of the subject property by Bill Ruppert, Owner/Developer, with six (6) single family dwellings. In addition, pursuant to a Petition for Variance filed by the Owner/Developer, relief is sought from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 259.9.B.2.C to permit a setback from a collector road of 18 feet in lieu of the required 40 feet for an existing residence; from Section 303.1 to permit a front yard setback of 18 feet in lieu of the required 34 feet for the existing dwelling; and from the residential standards of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a side yard setback of 10 feet in lieu of the required 15 feet, and a rear yard setback of 10 feet in lieu of the required 30 feet, for the existing dwelling. The subject property and relief sought are more particularly described on the development plan/site plan submitted into evidence as Developer's Exhibit 1 and Petitioner's Exhibit 1, respectively. The property contains 1.8 acres, more or less, zoned D.R. 3.5H, and is located at the southeast corner of Forge Road and Cross Road in Perry Hall.

Appearing at the public hearing required for this project were John B. Gontrum, Esquire, attorney for the Owner/Developer, and Timothy

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

3/31/97
Jep

Madden, Professional Engineer with Morris & Ritchie Associates, who prepared the development plan/site plan for this project. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including John Lewis, Eric Rockel, Robert W. Bowling and David Flowers, representatives of the Department of Permits and Development Management (DPDM), Bruce Seeley with the Department of Environmental Protection and Resource Management (DEPRM) and Carol McEvoy with the Office of Planning (OP). Mr. & Mrs. William C. Bell, and Mrs. Joseph Heine, appeared as interested citizens from the surrounding community.

As to the history of this project, a concept plan conference for this development was conducted, after two prior cancellations due to inclement weather, on March 25, 1996. As required, a community input meeting was scheduled for May 5, 1996 at the White Marsh Branch of the Baltimore County Public Library. Subsequently, a development plan was submitted and a conference held thereon on March 5, 1997. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on March 28, 1997.

At the public hearing before me, I am required to determine what, if any, agency comments remain unresolved. Testimony and evidence received was that all issues raised within the comments submitted by the various County reviewing agencies have been resolved and incorporated within the revised development plan. Based upon the uncontradicted testimony and the absence of any community participation, it appears that the development plan should be approved.

As to the Petition for Variance, testimony indicated that the relief requested is necessary in order to maintain the existing dwelling, which has been on the property for the past 10 to 15 years. Testimony indicated that due to the location of the existing dwelling on this parcel, and the configuration of the road design for the proposed development, the requested variances are necessary in order to proceed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use

of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter.

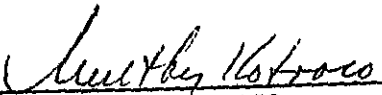
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 31st day of March, 1997 that the development plan for the Cross and Forge Road Property, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 259.9.B.2.C to permit a setback from a collector road of 18 feet in lieu of the required 40 feet for an existing residence; from Section 303.1 to permit a front yard setback of 18 feet in lieu of the required 34 feet for the existing dwelling; and from the residential standards of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a side yard setback of 10 feet in lieu of the required 15 feet, and a rear yard setback of 10 feet in lieu of the required 30 feet, for the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.


TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

3/3/99

By





Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

March 31, 1997

John B. Gontrum, Esquire
Romadka, Gontrum and McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: DEVELOPMENT PLAN HEARING and PETITION FOR VARIANCE
(Cross and Forge Road Property)
SE/Corner Cross & Forge Roads
11th Election District - 5th Councilmanic District
Bill Ruppert - Owner/Developer
Case Nos. XI-756 & 97-236-A

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petition for Variance granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Bill Ruppert
9654-A Belair Road, Baltimore, Md. 21236

Mr. Timothy Madden, Morris & Ritchie Associates, Inc.
110 West Road, Suite 105, Towson, Md. 21204

Dave Flowers, Proj.Mgr., DPDM; DEPRM; DPW; OP

People's Counsel; Case File

MICROFILMED



#236



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9735 Forge Road
97-236-A which is presently zoned DR 3.5H

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

(See attached variance request)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

N/A
(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Mr. John Contrum
(Type or Print Name)

Signature

819 Eastern Boulevard

Address Phone No.
Essex MD 21221

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Mr. Bill Ruppert
(Type or Print Name)

Signature

(Type or Print Name)

Signature

9654 A Belair Road 256-0793
Address Phone No.

Baltimore, Maryland 21236
City State Zipcode

Name, Address and phone number of representative to be contacted.

c/o Kristine Tebay
Morris & Ritchie Associates, Inc.

Name
110 West Road Suite 105 821-1690

Address Phone No.
Towson, MD 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE 12/2/86

* schubert w/ H104

ORDER RECEIVED FOR FILING
3/3/99

Date By

Printed with Soybean Ink
on Recycled Paper

MICROFILMED



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



97-236-A

REQUEST TO ACCOMPANY PETITION FOR VARIANCE

**CROSS & FORGE ROAD PROPERTY
PDM #X1-756**

THE FOLLOWING ZONING VARIANCES AND WAIVERS OF STANDARDS ARE REQUESTED. PLAT TO ACCOMPANY VARIANCE PETITION WILL BE SUBMITTED IN CONJUNCTION WITH THE DEVELOPMENT PLAN. A COMBINED HEARING IS REQUESTED FOR THE DEVELOPMENT PLAN AND THE FOLLOWING VARIANCES:

- A. A VARIANCE IS REQUESTED FROM SECTION 259.9 B.2.C. TO PERMIT THE EXISTING RESIDENCE TO BE 18 FEET \pm IN LIEU OF 40 FEET FROM A COLLECTOR ROAD.
- B. A VARIANCE IS REQUIRED FROM SECTION 303.1 OF THE PERMIT AN 18' FRONT SETBACK IN LIEU OF 34 FEET FRONT AVERAGE.
- C. A VARIANCE IS REQUESTED FROM THE RESIDENTIAL STANDARDS FOR SINGLE FAMILY DETACHED DWELLING OF THE C.M.D.P. TO PERMIT THE EXISTING RESIDENCE A SIDE YARD SETBACK OF 10 FEET \pm IN LIEU OF 15 FEET AND A REAR YARD SETBACK OF 10 FEET IN LIEU OF 30 FEET FROM RIGHT OF WAY.

ORDER RECEIVED FOR FILING
3/3/97
[Signature]

RECEIVED

☐ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☐ 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821 1748

☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



**ZONING DESCRIPTION FOR THE
CROSS & FORGE PROPERTY
PDM #XI-756**

97-236-A

BEGINNING at the centerline of the intersection of Cross Road and Forge Road and running thence along Forge Road.

South 81° 33' 01" East 192.38',

South 12° 24' 47" West 356.54'

North 71° 27' 13" West 204.08',

North 19° 40' 46" East 69.43',

North 47° 25' 25" West 125.0', and

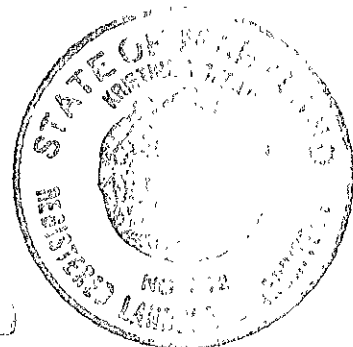
North 42° 34' 35" East 219.48' to the point of beginning.

CONTAINING 1.8 acres of land, more or less. The property is known as 9735 Forge Road and is in the 11th Election District.

Kristine Tebay

Kristine A. Tebay
Registered Landscape Architect #942

MRA #9788



MICHAEL H. HARRIS

☐ 139 N. MAIN STREET, SUITE 200
BETHESDA, MARYLAND 20814
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☒ 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #97-236-A
(Item 236)
9735 Forge Road
corner S/S Forge Road and
E/S Cross Road
11th Election District
5th Councilmanic
Legal Owner(s) Bill Ruppert

Variance to permit the existing residence to be 18 feet, more or less, in lieu of 40 feet from a collector road, to permit an 18 foot front setback in lieu of 34 feet front average, and to permit the existing residence a side yard setback of 10 feet, more or less, in lieu of 15 feet and a rear yard setback of 10 feet in lieu of 30 feet from right of way.

Hearing Friday, March 28, 1997 at 11:30 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES (1) Hearings are Handicapped Accessible for special accommodations
Please Call 887-3353
(2) For information concerning the file and/or Hearing, Please Call 887-3391

2/20/97 Feb 20 C121560

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/20, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/20, 1997.

THE JEFFERSONIAN,

A. H. Enidman
LEGAL AD. - TOWSON

RECORDED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 029931

DATE 12/2/96 ACCOUNT 01-615

Item 236

By: WHL

AMOUNT \$ 50.00

RECEIVED Morris + Ritchie Assoc, Inc
FROM: 4735 Forge Rd.

FOR: 010- Rm Var. — \$50.00

MICROFILMED

RECEIVED AND PAID

\$50.00

DATE 12/2/96 BY WHL

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGC

YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

25-236-1

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 236

Petitioner: Bill Ruppert

Location: 9735 Forge Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ~~THOMAS~~ B. Ruppert

ADDRESS: 9654 A Belair Rd.

Baltimore MD 21236

PHONE NUMBER: 256-0793

AJ:ggs

(Revised 09/24/96)

MICROFILMED

CERTIFICATE OF POSTING

CROSS FORGE ROAD PROP.
PDM 11-756 &

RB: Case No.: 97-236-A

Petitioner/Developer: BILL RUPPERT, ETAL
C/O JOHN GONTRUM, ESQ. & MORRIS RITCHIE
ASSOC. INC.

Date of Hearing/Closing: 3/28/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

TIM MADDEN - 821-1740 F

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at CORNER S/S FORGE RD.
AND E/S CROSS ROAD - I.B.A.C. DEV.

The sign(s) were posted on 2/26/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/27/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-8354
(Telephone Number)



UNRECORDED

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

97-236-A

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: to permit an 18' to collector road setback in lieu
of 40', on 18' front average setback in lieu of 34', ~~and~~ a 10'
side setback in lieu of 15', and a 10' rear yard setback in
lieu of 30' all for the existing dwelling

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 14, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

DEVELOPMENT PLAN HEARING

PROJECT NUMBER: XI-756

PROJECT NAME: Cross & Forge Road Property

LOCATION: Corner S/S of Forge Road and E/S Cross Road

ACRES: 1.8

DEVELOPER: Bill Ruppert

PROPOSAL: 6 single family dwellings

AND

CASE NUMBER: 97-236-A (Item 236)

9735 Forge Road

corner S/S Forge Road and E/S Cross Road

11th Election District - 5th Councilmanic

Legal Owner(s): Bill Ruppert

Variance to permit the existing residence to be 18 feet, more or less, in lieu of 40 feet from a collector road; to permit an 18 foot front setback in lieu of 34 feet front average; and to permit the existing residence a side yard setback of 10 feet, more or less, in lieu of 15 feet and a rear yard setback of 10 feet in lieu of 30 feet from right of way.

HEARING: FRIDAY, MARCH 28, 1997 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Bill Ruppert
Kristine Tebay/Morris & Ritchie Associates, Inc.
Mr. John Gontrum, Esq.

- NOTES: (1) YOU MUST HAVE THE DEVELOPMENT PLAN HEARING SIGN POSTED BY FEBRUARY 27, 1997.
YOU MUST HAVE THE ZONING VARIANCE NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 13, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 14, 1997

John Gontrum, Esquire
814 Eastern Boulevard
Essex, MD 21221

RE: Item No.: 236
Case No.: 97-236-A
Petitioner: Bill Ruppert

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: Dec. 23, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for December 23, 1996
 Item No. 236

The Development Plans Review Division has reviewed the subject zoning item. In accordance with the C.M.D.P., the proposed screen fence must be set back from the right-of-way where feasible. See red-line mark-up. Planting is required between the fence and right-of-way/sidewalk.

RWB:HJO:jrb

cc: File

ZONE42B

NOV 20 1996



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 12-13-96
Item No. 236 (MSK)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: December 16, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 233, 235, (236), 239, 240, and 241

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

MICROFILMED

ITEM233/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 12/11/96

FROM: R. Bruce Seeley *RBS/sp.*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 16 + 1

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

225
236
237
239
240
241

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/18/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 16, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 235, 236, 237, 238, 239, 240, 241 AND 242.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



PETITION PROBLEMS

#236 --- MJK

1. Hardship or practical difficulty section is blank on petition form.
2. Receipt was not given to petitioner; still in folder.
3. No telephone number for attorney on petition form.

#238 --- MJK

1. Where is rest of undersized lot information that needs to be sent to OPCC? Only one copy of undersized lot form in folder.
2. No telephone number for legal owner on petition form.

12/11/96

MICROFILMED

RE: PETITION FOR VARIANCE	*	BEFORE THE
9735 Forge Road, Corner S/S Forge Road	*	ZONING COMMISSIONER
and E/S Cross Road	*	OF BALTIMORE COUNTY
11th Election District, 5th Councilmanic	*	CASE NO. 97-236-A
Bill Ruppert		
Petitioner		

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of January, 1997, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Boulevard, Baltimore, MD 21221, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED



MURRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

☐ 139 N. MAIN ST., STE. 200
BEL AIR, MD 21014

☒ 110 W. RD., STE 105
TOWSON, MD 21204

(410) 879-1690 (410) 838-7660
FAX (410) 879-1820

(410) 821-1890
FAX (410) 821-1748

LETTER OF TRANSMITTAL

DATE	2/26/97	JOB NO.	9708
ATTENTION	JOHN ALEXANDER		
RE:	9735 FORGE RD.		
1997 -			
ITEM 236			

TO BALTO. CO. P.D.M.

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via DELIVERY the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
1		1	CHECK # 222 - \$250 ^{CRD}
3		3	VARIANCE PERMITS
3		3	ZONING NOTES
3		3	ZONING DESCRIPTIONS
12		12	PLANS

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

2/27 - WCR said to treat as drop-off
2/27 - TC to John Gortum. Out of office - left message.
3/3 - TC to John Gortum. On phone - left message.
3/4 - TC to John Gortum. He didn't mail it - hasn't seen it. Wants to make appt. to file. Will pick up on 3/5 AM
3/5 - John Gortum never picked up. Per WCR, am mailing it back. TC to John Gortum's office to state we were sending it back.

COPY TO

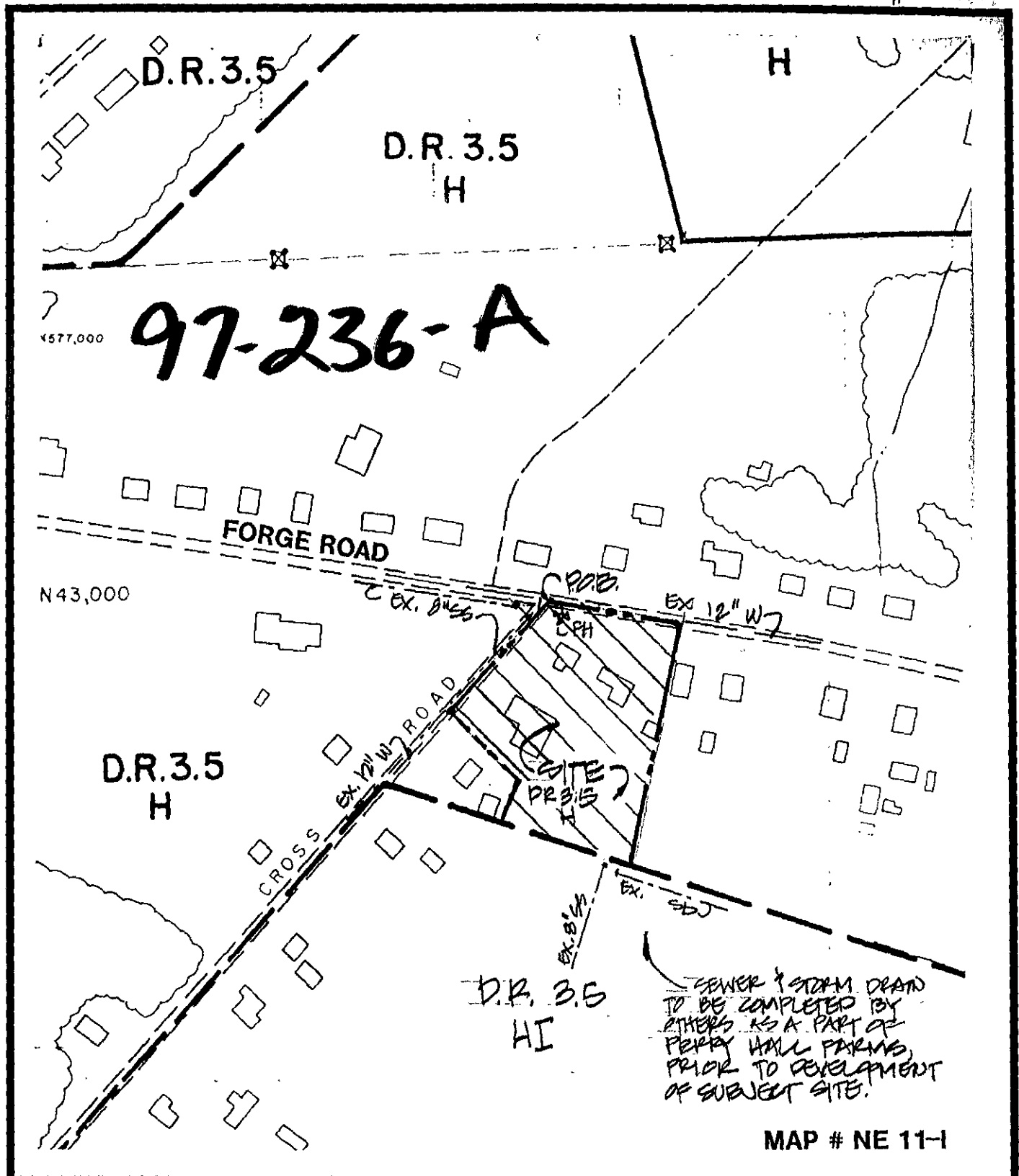
make-up
dummy

SIGNED:

Barry H. [Signature]

If enclosures are not as noted, kindly notify us at once.

236



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD
Towson, Maryland 21204
(410) 821-1690
Fax: (410) 821-1748

**BALTIMORE COUNTY
ZONING MAP
CROSS & FORGE
PROPERTY**

SCALE 1"=200'	DATE 1/1/96	DRAWN BY KAT	DESIGN BY KAT	REVIEW BY	JOB NO 9100
---------------	-------------	--------------	---------------	-----------	-------------

155897-2

